2/7/2020 4:18 PM PAGE: 1 OF 1 FEES: \$12.00 PK SPECIAL WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

Nationstar Mortgage LLC, a Delaware limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, grant and convey to James Johnson and Brooke Johnson, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 89500 west will blied (open 17x 750.9, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

A tract of land located in the SE1/4SE1/4 of Section 13, Township 57 North, Range 86 West and in Lot 4 of Section 18, Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the NW Corner of said Lot 4, Section 18, said point also being the NE Corner of said SE1/4SE1/4 of Section 13; thence S0°03'00"W, 20.00 feet; thence S89°45'00"E, 132.89 feet; thence S0°16'14"W, 80.00 feet; thence S1°20'17"W, 79.96 feet; thence S5°19'22"W, 145.91 feet; thence N89°31'19"W, 116.82 feet; thence S0°33'03"W, 251.43 feet; thence S87°05'00"W, 141.50 feet; thence N64°25'00"W, 12.44 feet; thence N0°01'24"W, 579.53 feet to the North line of said SE¼SE¼ of Section 13; thence along said North line, S89°45'00"E, 155.00 feet to the point of beginning;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

Grantors covenant that they will warrant and defend the premises hereby conveyed against the claim of every person whatsoever, claiming by, through or under the Grantor.

WITNESS my/our hand(s) this 2

Nationstar Mortgage LLC, a Delaware limited liability company

STATE OF

COUNTY OF

This instrument was acknowledged before me on the <u>1</u> day of

Mortgage LLC, a Delaware limited liability company.

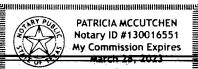
WITNESS my hand and official seal.

Patricia McCutchen

2020, by Nationstar

Signature of Notarial Officer Title: Notary Public

2.28.23



PATRICIA MCCUTCHEN Notary ID #130016551 My Commission Expires March 78, 207

SCHUNK THOMPSON, SHERIDAN COUNTY CLERK 2020-755746 SPECIAL WARRANTY DEED